

Planning and Zoning Board



Minutes

Held in the City of Mesa Council Chambers – Lower Level

Date: June 18, 2014 Time: 4:00 p.m.

MEMBERS PRESENT:

Randy Carter, Chair
Lisa Hudson
Vince DiBella
Michael Clement
Suzanne Johnson

STAFF PRESENT:

John Wesley
Gordon Sheffield
Tom Ellsworth
Julia Kerran
Kim Steadman
Lesley Davis
Angelica Guevara
Wahid Alam
Margaret Robertson
Kaelee Wilson

MEMBERS ABSENT:

Brad Arnett
Beth Coons, Vice-Chair

OTHERS PRESENT:

Laura Magruder
Wendy Mach-Allred
Chanti Stern
David Laureanti
John Dawson
James Ripley
Erin McManis
Gary Ishmael

Chair Carter declared a quorum present and the meeting was called to order at 4:10 p.m., before adjournment at 5:34 p.m., action was taken on the following:

It was moved by Boardmember Johnson, seconded by Boardmember DiBella that the minutes of the May 20th and 21st study sessions and the regular meeting be approved as submitted.

Consent Agenda Items: All items identified with an asterisk (*) were approved with one Board motion.

It was moved by Boardmember DiBella, seconded by Boardmember Clement that the consent items be approved. Vote: 5-0 (Absent: Boardmember Arnett, Vice Chair Coons)

Zoning Cases: Z14-028, Z14-031, Z14-032, Z14-034, GPMinor14-010, Z14-037, Pre-Plat "Crescent Ridge"

MINUTES OF THE JUNE 18, 2014 PLANNING AND ZONING MEETING

Item: **Z14-025 (District 5)** 2041 North Recker Road. Located north of McKellips Road on the east side of Recker Road. (1.41± acres). Site Plan Review and Special Use Permit to allow the development of a fueling center. Ali Fakih, applicant; PFA Enterprises, LLC, owner. (PLN2014-00095)

Summary: Staff member Wahid Alam gave a short presentation of the case. Mr. Alam stated that the Applicant would like to discuss Condition of Approval #14 which would limit the business operation of a fuel station from 6:00 am to midnight, when the attendant would be on site.

Erin McManus, from Mulcahy Law Firm PC, 3001 East Camelback Road, representing the Camelot Club Estates HOA, stated that the adjacent HOA was concerned with the traffic impact on individual homes. Ms. McManus stated that the proposed fuel station was too close to the traffic lights which could cause safety hazards, structural damage to homes and decline of home values in the adjacent neighborhoods. Ms. McManus stated that the HOA was also concerned with the proposed 24-hour fuel pumping.

Gary Ishmael, of 2131 North Recker Road, stated that the additional traffic from the 202 Freeway has added additional traffic on Recker Road. Mr. Ishmael stated that you could feel the vibration from the traffic in his home. Mr. Ishmael stated that he did not agree with the location of the fuel station.

Boardmember Vince DiBella verified that Fry's has approximately 3 to 4 remote fuel centers that are remotely linked 24 hours a day to a Fry's Store. Boardmember Clement verified that the volume of cars after midnight is low. Boardmember Hudson verified that other remote sites are not necessarily as close to residences as the proposed site. Boardmember DiBella verified that if Condition of Approval #14 was removed it would be difficult to have it reinstated.

Chair Carter verified that there is an existing 6' wall along the north property line of the proposed fuel center. Chair Carter verified that the Staff's main concern was location, traffic and safety.

The City of Mesa Traffic Engineer, Alan Sanderson, stated that North Recker Road was designed to handle 18,800 cars per day, which was the average volume before the recession. Mr. Sanderson stated that the current volume on Recker Road approximately 14,000 to 14,300 cars per day, well below its capacity. Mr. Sanderson stated that the driveways were reviewed and okayed. He stated that the west side exit only driveway was in line with the residential driveway. He stated that the north side driveway was far enough north of McKellips Road to allow enough room for two left turns.

It was moved by Boardmember Johnson that case Z14-025 be approved as written with Condition of Approval #14 which was seconded by Boardmember Hudson.

Vote: 3-2 (Abstained: Chair Carter and Boardmember Clement; Absent: Boardmember Arnett and Vice Chair Coons). Approval of a Special Use Permit requires a minimum of four votes in

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favor to pass, therefore the motion was not approved.

It was moved by Boardmember Hudson that case Z14-025 be reconsidered, the motion was seconded by Boardmember Clement.

Vote: 5-0 (Absent: Boardmember Arnett and Vice Chair Coons)

It was moved by Boardmember Hudson that Condition of Approval #14 be in effect for one year and the validity of the condition can be considered by the Board of Adjustment at that time, which was seconded by Boardmember Johnson.

That: The Board approves zoning case Z14-025 conditioned upon:

1. Compliance with the basic development as described in the project narrative, and as shown on the site plan, landscape plan, and building elevations except as approved by Design Review, unless otherwise conditioned.
2. Compliance with all requirements of Design Review (DR14-009) approval.
3. Compliance with all City development codes and regulations.
4. Dedicate the right-of-way required under the Mesa City Code at the time of application for a building permit, at the time of recordation of the subdivision plat, or at the time of the City's request for dedication whichever comes first.
5. Owner granting an Avigation Easement and Release to the City, pertaining to Falcon Field Airport which will be prepared and recorded by the City (prior to the issuance of a building permit).
6. Retention basins to be 6:1 slopes maximum where adjacent to sidewalks.
7. Landscaping shall be provided in all areas of the retention basin (slope, top, and bottom) per Section 11-33-6.
8. Signs (detached and attached) require separate approval and permit for locations, size, and quantity.
9. Provide a screen wall adjacent to Recker Road to screen drive aisles from public view per Section 11-30-9(H).
10. Install 6' tall block wall along the north property line (Segment B) to replace the chain link fence and along east property line (Segment C) along the alley to close the opening.
11. Install a minimum of 5 evergreen/ non-deciduous trees and 20 shrubs per 100 linear feet of adjacent property line per Section 11-33-3.
12. Within the required landscape setback along the north (Segment A, adjacent to the existing homes) and east property line (Segment C, along alley), trees shall be a minimum of 36" box size and 10 feet in height installed to help mitigate visual impact of the canopy, light and noise from the fuel station to the adjacent residences. Trees must be of a type and variety that when mature they will screen from the top of the wall to the height of the fuel canopy.
13. The east and north elevations of the canopy and kiosk shall not be illuminated and no sign or graphic may be installed in them to mitigate visual impact.
14. The hours of operation will be limited to 6:00AM to 12:00AM (midnight) and an on-site attendant shall be required during the hours of operation. There shall be no business operations on-site outside of these hours for one year. After one year of 6:00 am to Midnight business operations, the Board of Adjustment will decide if these hours of operation should stand or if Fry's Fuel Center will be allowed to operate 24 hours a day.

Vote: 5-0 (Absent: Boardmember Arnett and Vice Chair Coons)

MINUTES OF THE JUNE 18, 2014 PLANNING AND ZONING MEETING

***Item Z14-28 (District 2)** 6742 East Main Street. Located west of Power Road on the north side of Main Street. (1± acre) Site Plan review. This request will allow for the development of a drive-through restaurant. Greg Hitchens, Hitchens Associates Architects, applicant; PFA Enterprises, LLC, owner. (PLN2014-00175)

Summary: This case was on the consent agenda and therefore was not discussed on an individual basis.

It was moved by Boardmember DiBella, seconded by Boardmember Clement.

That: The Board approves of zoning case Z14-028 conditioned upon:

1. Compliance with the basic development as described in the project narrative and as shown on the site plan submitted.
2. Compliance with Foundation Base requirements for the future pad building at the north end of the site.
3. Compliance with all conditions of the Substantial Conformance Improvement Permit: BA14-033
4. Compliance with all conditions of Design Review approval: DR14-014.
5. Compliance with all City development codes and regulations.

Vote: 5-0 (Absent: Boardmember Arnett and Vice Chair Coons)

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MINUTES OF THE JUNE 18, 2014 PLANNING AND ZONING MEETING

***Item: Z14-31 (District 4)** 1542 East Dana Avenue. Located south of Main Street and east of Stapley Drive. (1± acres). This request is for a Council Use Permit for a Social Service Facility in the RM-2 zoning district. Bruce Lincoln, Maggie's Place Arizona, applicant; Christ the King Catholic Church, owner. (PLN2014-00165)

Summary: This case was on the consent agenda and therefore was not discussed on an individual basis.

It was moved by Boardmember DiBella, seconded by Boardmember Clement.

That: The Board recommends approval of zoning case Z14-031 conditioned upon:

1. Compliance with the basic development as described in the project narrative and as shown on the site plan (without guarantee of unit yield or lot coverage), landscape plan, and building elevations except as otherwise conditioned.
2. Compliance with all City development codes and regulations.
3. Landscaping shall comply with the minimum standards set forth in the Zoning Ordinance.
4. The applicant will be required to submit for an Administrative Site Plan review for phase two.
5. If the applicant would like to provide additional services to clients that are not outlined in the submitted narrative and stated above, an amendment to the Council Use Permit will be required.
6. The Council Use Permit is for the use of Maggie's Place-Hannah House and is not transferrable to any new owner or operator.
7. A "good neighbor policy" shall be submitted to Planning staff to review and approve.

Vote: 5-0 (Absent: Boardmember Arnett and Vice Chair Coons)

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MINUTES OF THE JUNE 18, 2014 PLANNING AND ZONING MEETING

***Item:** **Z14-32 (District 4)** 15 East 1st Avenue. Located south of Main Street on the east side of Center Street. (4± acres) Rezone from DR-2 DE to DR-2 DE HL. This request will establish a Historic Landmark Overlay for the First United Methodist Church of Mesa. James Ripley, applicant; United First Methodist Church of Mesa, owner. (PLN2014-00218)

Summary: This case was on the consent agenda and therefore was not discussed on an individual basis.

It was moved by Boardmember DiBella, seconded by Boardmember Clement.

That: The Board recommends approval of zoning case Z14-032 conditioned upon:

1. Compliance with the vicinity map included with this report.
2. Compliance with the Historic Overlay Standards provided in this report.

Vote: 5-0 (Absent: Boardmember Arnett and Vice Chair Coons)

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MINUTES OF THE JUNE 18, 2014 PLANNING AND ZONING MEETING

***Item:** **Z14-34 (District 5)** 10160 East Brown Road. Located east of Crismon Road on the north side of Brown Road (20± acres). Rezone from Maricopa County R1-35 to City of Mesa RS-35. This request will establish City of Mesa zoning on recently annexed property. Lindsay Schube, Withey Morris, applicant; M. Laurin Hendrix, owner. (PLN2014-00186)

Summary: This case was on the consent agenda and therefore was not discussed on an individual basis.

It was moved by Boardmember DiBella, seconded by Boardmember Clement.

That: The Board recommends approval of zoning case Z14-034 conditioned upon:

1. Compliance with all City development codes and regulations.
2. Future review of development per Zoning Ordinance requirements.

Vote: 5-0 (Absent: Boardmember Arnett and Vice Chair Coons)

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MINUTES OF THE JUNE 18, 2014 PLANNING AND ZONING MEETING

***Item:** **GPMInor14-10 (District 6)** The 10000 to the 10800 blocks of East Guadalupe Road (north side). Located north of Guadalupe Road between Signal Butte Road and Crismon Road (172.5± acres). Minor General Plan Amendment to adjust the boundaries of the existing Mesa 2025 General Plan Land Use Designation from Medium Density Residential 6-10 (MDR 6-10), Neighborhood Commercial (NC) and High Density Residential 15+ (HDR 15+) to Medium Density Residential 4-6 (MDR 4-6) and High Density Residential 10-15 (HDR 10-15). This request will allow the development of a residential master plan subdivision. Josh Hannon, EPS Group, Inc. applicant; Paul Dugas, Desert Land Group, LLC, owner. (PLN2014-00172)

Summary: This case was on the consent agenda and therefore was not discussed on an individual basis.

It was moved by Boardmember DiBella, seconded by Boardmember Clement.

That: Zoning case GPMInor14-010 is continued to the July 16, 2014 meeting.

Vote: 5-0 (Absent: Boardmember Arnett and Vice Chair Coons)

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MINUTES OF THE JUNE 18, 2014 PLANNING AND ZONING MEETING

***Item:** **Z14-37 (District 6)** The 10000 to the 10800 blocks of East Guadalupe Road (north side). Located north of Guadalupe Road between Signal Butte Road and Crismon Road (172.5± acres). Rezone from AG, RS-9 PAD, RS-6 PAD, and RM-2 PAD to RS-7 PAD, RS-6 PAD, RSL4.5 PAD, RSL 2.5 PAD and RM-4 PAD. This request will allow for the development of a residential master planned community. Josh Hannon, EPS Group, Inc. applicant; Paul Dugas, Desert Land Group, LLC, owner. (PLN2014-00172)

Summary: This case was on the consent agenda and therefore was not discussed on an individual basis.

It was moved by Boardmember DiBella, seconded by Boardmember Clement.

That: Zoning case Z14-037 is continued to the July 16, 2014 meeting.

Vote: 5-0 (Absent: Boardmember Arnett and Vice Chair Coons)

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MINUTES OF THE JUNE 18, 2014 PLANNING AND ZONING MEETING

Item: **GPMInor14-11 (District 5)** 10160 East Brown Road. Located east of Crismon Road on the north side of Brown Road (20± acres). Minor General Plan Amendment to adjust the boundaries of the existing Mesa 2025 General Plan Land Use Designation from Low Density Residential 0-1 (LDR 0-1) to Low Density Residential 1-2 (LDR 1-2). This request will allow the development of a single residential subdivision. Lindsay Schube, Withey Morris, applicant; M. Laurin Hendrix, owner. (PLN2014-00186)

Summary: Staff member Lesley Davis gave a brief presentation on the case.

John Dawson, 10246 East Brown Road, stated that he was opposed to the project because it is inconsistent with the rest of the area. Mr. Dawson stated that the homes in the area are 2 to 3 acres per lot with a minimum of one acre per lot. He felt that it was unjust to change the rules on a life investment. Mr. Dawson stated that a wall will go through a wash on the proposed project. He questioned why the developer wanted to annex the property. He stated that they can use septic if they did not annex the property. Mr. Dawson stated that two-story homes would look down on his property.

David Laureanti, of 10246 East Brown Road, stated that he supported the project. Mr. Laureanti stated that he was impressed with the desert landscaping proposed on the project.

Chair Carter verified that the washes will be taken care of by ensuring they are protected.

It was moved by Boardmember Johnson, seconded by Boardmember Hudson.

That: The Board recommended adoption of GPMInor14-11 conditioned upon:

1. Compliance with the basic development as described in the project narrative, Preliminary Plat, and landscape plans provided.
2. Full compliance with all City development codes and regulations.
3. Dedicate the right-of-way required under the Mesa City Code at the time of application for a building permit, at the time of recordation of the subdivision plat, or at the time of the City's request for dedication whichever comes first.
4. All offsite street improvements and street frontage landscaping to be installed in the first phase of construction unless otherwise approved by the City of Mesa.
5. Compliance with all requirements of the Subdivision Technical Review Committee.
6. Compliance with the Desert Uplands Development Standards as identified in section 9-6-5 of the City Code.
7. Review and approval by the Planning Director establishing Design Guidelines for the Hendrix Point subdivision prior to approval of the residential product and prior to Subdivision Technical Review. Details to include design standards such as those identified in the staff report (Z14-036).
8. Compliance with the Residential Development Guidelines as well as the Building Form Standards established in the Zoning Ordinance.
9. All housing product will be reviewed under a separate Administrative Design Review application and approval process. Applicant will revise and resubmit the narrative,

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specifically amending the minimum net lot size listed on the Development Standards Table (page 9) from 13,500 square-feet to 14,500 square-feet.

10. All front yard landscaping shall be designed and planted using the Desert Upland Plant List for Native Plants as provided for in the subdivision regulations. In addition, developer and/or homeowner will use salvage plant material from site to the greatest extent possible.

Vote: 5-0 (Absent: Boardmember Arnett and Vice Chair Coons)

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MINUTES OF THE JUNE 18, 2014 PLANNING AND ZONING MEETING

Item: **Z14-36 (District 5)** 10160 East Brown Road. Located east of Crismon Road on the north side of Brown Road (20± acres). Rezone from RS-35 to RS-15 PAD. This request will allow the development of a single residential subdivision. Lindsay Schube, Withey Morris, applicant; M. Laurin Hendrix, owner. (PLN2014-00186)

Summary: Staff member Lesley Davis gave a brief presentation on the case.

John Dawson, 10246 East Brown Road, stated that he was opposed to the project because it is inconsistent with the rest of the area. Mr. Dawson stated that the homes in the area are 2 to 3 acres per lot with a minimum of one acre per lot. He felt that it was unjust to change the rules on a life investment. Mr. Dawson stated that a wall will go through a wash on the proposed project. He questioned why the developer wanted to annex the property. He stated that they can use septic if they did not annex the property. Mr. Dawson stated that two-story homes would look down on his property.

David Laureanti, of 10246 East Brown Road, stated that he supported the project. Mr. Laureanti stated that he was impressed with the desert landscaping proposed on the project.

Chair Carter verified that the washes will be taken care of by ensuring they are protected.

It was moved by Boardmember Johnson, seconded by Boardmember Clement.

That: The Board recommended approval of zoning case Z14-036 conditioned upon:

1. Compliance with the basic development as described in the project narrative, Preliminary Plat, and landscape plans provided.
2. Full compliance with all City development codes and regulations.
3. Dedicate the right-of-way required under the Mesa City Code at the time of application for a building permit, at the time of recordation of the subdivision plat, or at the time of the City's request for dedication whichever comes first.
4. All offsite street improvements and street frontage landscaping to be installed in the first phase of construction unless otherwise approved by the City of Mesa.
5. Compliance with all requirements of the Subdivision Technical Review Committee.
6. Compliance with the Desert Uplands Development Standards as identified in section 9-6-5 of the City Code.
7. Review and approval by the Planning Director establishing Design Guidelines for the Hendrix Point subdivision prior to approval of the residential product and prior to Subdivision Technical Review. Details to include design standards such as those identified in the staff report (Z14-036).
8. Compliance with the Residential Development Guidelines as well as the Building Form Standards established in the Zoning Ordinance.
9. All housing product will be reviewed under a separate Administrative Design Review application and approval process. Applicant will revise and resubmit the narrative,

MINUTES OF THE JUNE 18, 2014 PLANNING AND ZONING MEETING

specifically amending the minimum net lot size listed on the Development Standards Table (page 9) from 13,500 square-feet to 14,500 square-feet.

10. All front yard landscaping shall be designed and planted using the Desert Upland Plant List for Native Plants as provided for in the subdivision regulations. In addition, developer and/or homeowner will use salvage plant material from site to the greatest extent possible.

Vote: 5-0 (Absent: Boardmember Arnett and Vice Chair Coons)

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MINUTES OF THE JUNE 18, 2014 PLANNING AND ZONING MEETING

Item: **GPMInor14-12 (District 6)** The 10600 to the 10800 blocks of East Guadalupe Road (north side). Located at the northwest corner of Guadalupe and Signal Butte Roads (17.6± acres). Minor General Plan Amendment to adjust the boundaries of the existing Mesa 2025 General Plan Land Use Designation from Medium Density Residential 6-10 (MDR 6-10), to Community Commercial (CC). This request will allow the development of local commercial center. Ali Fakh, SEG, applicant; Paul Dugas, Desert Land Group, LLC, owner (PLN2014-00193)

Summary: Ali Fakh, applicant, 28028 North 110th Place, stated that the orientation of the Fry's Grocery Store facing Signal Butte Road is more marketable than the staff recommendation for the grocery store to face Guadalupe Road. Boardmember Johnson agreed with the applicant that developing around Guadalupe Road would be more marketable. Planning Director, John Wesley, stated that the problems with the road alignment in the site were due to the changes in the residential site plan. The changes will be reviewed through the Design Review process.

It was moved by Boardmember DiBella, seconded by Boardmember Johnson.

That: The Board recommends adoption of GPMInor14-012 conditioned upon:

1. Compliance with the basic development as described in the project narrative and as shown on the site plan, landscape plan, and building elevations except as otherwise conditioned.
2. Compliance with all requirements of Design Review approval.
3. Compliance with all City development codes and regulations.
4. All street improvements, street frontage landscaping, and perimeter theme walls to be installed with the first phase of development.
5. Revisions to site plan at Pad C and Pad A for better vehicular and pedestrian circulation as discussed in staff report. Final approval shall be required by the Planning Director prior to Design Review approval.
6. Pedestrian and vehicular connections with the residential project to the north and west shall be coordinated to ensure appropriate connections.
7. Design Guidelines for the Crescent Ridge Commercial Center architectural style, colors, materials and landscape materials and layout shall be reviewed and approved by the Planning Director prior to the approval of the Design Review approval for any portion of the site.

Vote: 5-0 (Absent: Boardmember Arnett and Vice Chair Coons)

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MINUTES OF THE JUNE 18, 2014 PLANNING AND ZONING MEETING

Item: **Z14-38 (District 6)** The 10600 to the 10800 blocks of East Guadalupe Road (north side). Located at the northwest corner of Guadalupe and Signal Butte Roads (17.6± acres). Rezone from RM-2 PAD to LC, a Special Use Permit to allow for a service station, and Site Plan Review. This request will allow for the development of a commercial center. Ali Fakih, SEG, applicant; Paul Dugas, Desert Land Group, LLC, owner. (PLN2014-00193)

Summary: Ali Fakih, applicant, 28028 North 110th Place, stated that the orientation of the Fry's Grocery Store facing Signal Butte Road is more marketable than the staff recommendation for the grocery store to face Guadalupe Road. Boardmember Johnson agreed with the applicant that developing around Guadalupe Road would be more marketable. Planning Director, John Wesley, stated that the problems with the road alignment in the site were due to the changes in the residential site plan. The changes will be reviewed through the Design Review process.

It was moved by Boardmember Johnson, seconded by Boardmember Clement.

That: The Board recommends approval of zoning case Z14-038 conditioned upon:

1. Compliance with the basic development as described in the project narrative and as shown on the site plan, landscape plan, and building elevations except as otherwise conditioned.
2. Compliance with all requirements of Design Review approval.
3. Compliance with all City development codes and regulations.
4. All street improvements, street frontage landscaping, and perimeter theme walls to be installed with the first phase of development.
5. Revisions to site plan at Pad C and Pad A for better vehicular and pedestrian circulation as discussed in staff report. Final approval shall be required by the Planning Director prior to Design Review approval.
6. Pedestrian and vehicular connections with the residential project to the north and west shall be coordinated to ensure appropriate connections.
7. Design Guidelines for the Crescent Ridge Commercial Center architectural style, colors, materials and landscape materials and layout shall be reviewed and approved by the Planning Director prior to issuance of the Design Review approval for any portion of the site.

Vote: 5-0 (Absent: Boardmember Arnett and Vice Chair Coons)

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MINUTES OF THE JUNE 18, 2014 PLANNING AND ZONING MEETING

Preliminary Plat “Hendrix Point Estates” (District 5) 10160 East Brown Road. Located east of Crismon Road on the north side of Brown Road (20± acres. Lindsay Schube, Withey Morris, applicant; M. Laurin Hendrix, owner. (PLN2014-00186)

Summary: Staff member Lesley Davis gave a brief presentation on the case.

John Dawson, 10246 East Brown Road, stated that he was opposed to the project because it was inconsistent with the rest of the area. Mr. Dawson stated that the homes in the area are 2 to 3 acres per lot with a minimum of one acre per lot. He felt that it was unjust to change the rules on a life investment. Mr. Dawson stated that a wall will go through a wash on the proposed project. He questioned why the developer wanted to annex the property. He stated that they could use septic if they did not annex the property. Mr. Dawson stated that two-story homes would look down on his property.

David Laureanti, 10246 East Brown Road, stated that he supported the project. Mr. Laureanti stated that he was impressed with the desert landscaping proposed on the project.

Chair Carter verified that the washes will be taken care of.

It was moved by Boardmember Johnson, seconded by Boardmember Clement.

That: The Board approved the Preliminary Plat “Hendrix Point Estates”.

Vote: 5-0 (Absent: Boardmember Arnett and Vice Chair Coons)

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MINUTES OF THE JUNE 18, 2014 PLANNING AND ZONING MEETING

***Preliminary Plat “Crescent Ridge” (District 6)** The 10000 to the 10800 blocks of East Guadalupe Road (north side). Located north of Guadalupe Road between Signal Butte Road and Crismon Road (172.5± acres). Josh Hannon, EPS Group, Inc. applicant; Paul Dugas, Desert Land Group, LLC, owner (PLN2014-00172)

Summary: Ali Fakih, applicant, 28028 North 110th Place, stated that the orientation of the Fry’s Grocery Store facing Signal Butte Road was more marketable than the staff recommendation for the grocery store to face Guadalupe Road. Boardmember Johnson agreed with the applicant that developing around East Guadalupe Road would be more marketable. Planning Director, John Wesley, stated that the problems with the road alignment in the site were due to the changes in the residential site plan. The changes will be reviewed through the Design Review process.

It was moved by Boardmember Johnson, seconded by Boardmember Clement.

That: The Board continued the Preliminary Plat “Crescent Ridge” to the July 16, 2014 meeting.

Vote: 5-0 (Absent: Boardmember Arnett and Vice Chair Coons)

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MINUTES OF THE JUNE 18, 2014 PLANNING AND ZONING MEETING

Item: Proposed amendments to the Mesa Zoning Ordinance:

1. Regarding portable storage containers (PSCs) the proposed amendments would
2. Create a new Section 11-30-16 regarding requirements related to the placement and use of PSCs; and
3. Add portable storage containers to the list of permitted accessory uses in specified Agriculture, Residential, Commercial and Employment/Industrial zoning districts (Tables 11-4-2, 11-5-2, 11-6-2 and 11-7-2).

Summary: This case was on the consent agenda and therefore was not discussed on an individual basis.

It was moved by Boardmember Johnson, seconded by Boardmember Hudson.

That: The Board continued the proposed amendments to the Mesa Zoning Ordinances regarding Portable Storage Containers to the July 16, 2014 hearing.

Vote: 5-0 (Absent: Boardmember Arnett and Vice Chair Coons)

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Respectfully submitted,

John D. Wesley AICP, Secretary
Planning Director

Minutes written by Julia Kerran, Planning Assistant
JK:
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